

Town of Gnesen Planning Commission
May 18, 2022 Minutes

Members Present: Carter Williams, Pete Bergman, Sherri Underthun, Kevin Middleton, Dick Delano, Carol Jacobson, Nathan Horyza, Zoning Officer; and Sarah Blix, Planning and Zoning Secretary.

Members Absent: Kathy Buran, Matt Thibodeau, Joe Ferguson

Others Present: Jay Haller, Marcia Haller, Deke Melone, Bob and Joanne Vavrosky, Karen and Don Marshall, Scott and Sue Lyons, Lonny Anderson, Dean LeDoux, Sophie Lohn, Curt Conrad, Carole Turner, Gary Juten, Tim Grehek, Brett Ballavance, Jeff Carlson, John and Lee Stubenvoll, Tim Juten

APPROVAL OF AGENDA: A motion was made by Pete to approve the agenda, second by Dick. All vote in favor.

APPROVAL OF MINUTES: A motion was made by Dick to approve the April 20, 2022 minutes, second by Kevin. All vote in favor.

PUBLIC DISCUSSION: There was discussion at tonight's meeting as to whether it was necessary to start a subcommittee for hot mix plants or not. Gary Juten said he felt like giving Ulland a chance to try to remedy the problem might be beneficial. Pete said he feels that we should create an ad hoc committee to keep this discussion going. Kevin said that Ulland showed up to tonight's meeting and are showing that they are wanting to work with the township. Carter said he would rather look at forming a subcommittee in Aug to give Ulland a chance to first. Dick suggested tabling forming a subcommittee for now and see the response from Ulland first and to revisit this topic in August.

CONTINUING BUSINESS:

Hot Mix Plants: Tim Grehek of Ulland Bros introduced Jeff Carlson- President of Ulland Bros, and Brett Ballavance – Employee of Stantec working with Ulland Bros as their environmental consultant. Carter thanked Ulland Bros for attending tonight's meeting. Carter explained that the Township has had some resident's voice concerns regarding fumes, noise, and close proximity to residential neighborhoods. Deke Melone from Sunshine Lake stated that he has concerns about all that was stated by Carter. Deke said that there have been rumors about the hot mix plant moving into Billington's old pit off Rice Lake Road. Deke asked Ulland Bros what kind of emission controls they currently have in place and how do they compare to industry standards and if there is anything else they can do to help with the noise and smell concerns. Tim said that they have met with residents from Sunshine Lake in the past and gave them a tour of the plant. Tim said that since then Jeff has been looking into many options as to what they can do to help eliminate concerns. Jeff said they want to address concerns from residents and be a good neighbor. Jeff said that their company is an employee owned company and they have employees working right in the pit all day long and therefore safety is taken very seriously. Jeff said they can monitor noise but that certain noise, such as back up alarms, they can't do anything about because back up alarms are required by OSHA. Jeff said that certain times there is a "sulfur" smell which comes from the liquid asphalt as it is mixed. Jeff explained that there are transfer points when the material gets transferred and that is sometimes when smells escape. Jeff said they are working on ways to eliminate escaping smells during transfers. Jeff said that there are products to add to liquid asphalt that help absorb odors and there are also products that mask odors to make them smell like other products such as cherry, mint, etc. Jeff said that prevailing winds make a difference in odors depending on where you live in relation to the plant. Mixing asphalt at lower temperatures can help reduce odors. Jeff stated they are willing to try things to reduce the problems and they will implement best management practices to help mitigate odors. Deke asked how soon these things can get started. Jeff replied that they have already started to close up transfer points but have not used any of the smell reducing/eliminating products yet. Deke asked how often the emission testing takes place. Brett Ballavance stated that Federal and State laws regulate air quality

and there are permits that they require in order to operate a plant. Requirements concerning air quality are submitted daily, weekly, semi-annually, and annually. All new equipment has to be tested prior to use to make sure it is compliant. Bob Vavrosky stated that he has been outside and gets a burning throat feeling and lung issues after being outside. Brett stated that the equipment has bag house filters that are meant to help eliminate particulates and are shown to be 99% efficient. Brett said they are also required to tune the burner which is to help with smell/particulate issues as well. Bob asked how soon Ulland Bros is planning to move to the old Billington Pit. Jeff said it depends on the work load over the next 5 years. Tim mentioned that the old Billington Pit is 160 acres and that the far west 40 acres is ½ miles off of Rice Lake Road. Tim said he feels that they could plan their plant at the old Billington Pit better and create a better stack system to disperse and reduce odors. Scott Lyons asked about the condition of Ulland's equipment. Jeff stated that their equipment is current and new technology but that some technology is meant only for permanent plants not portable plants. Brett also mentioned that there is New Source Performance Standards which are federal requirements for all new equipment. Brett said that all of Ulland's equipment falls under these new requirements because they are always buying new equipment. Joanne Vavrosky asked is Ulland would be willing to try some additive products which have been tested and shown effective. Jeff said that they are willing to try products that have been proven effective and that they can start that this summer. Carter reminded the residents who were in attendance that the gravel pit reviews come up in September so that will be the perfect time to revisit this topic and see if any of the changes that Ulland is willing to try such as closing transfer points, reducing temperature, and using additives worked or did not work. Joanne asked about setting up a committee. Carter said that the Commission would have to discuss that to see if it is necessary. Carter thanked Ulland and all the residents for attending tonight's meeting. Pete also said he wanted to thank everyone for their friendly discussion and how they all have handled this situation and the willingness to work together to find a solution.

Communication Tower Moratorium Subcommittee: Sherri said that the ordinance draft was provided to the Town Board and so far the only question that came up was the 100ft height with 5G. Sherri said that if the height is not going to be changed then it is ready to go to a public hearing. Carter said that 5G is a different topic than the towers that we have now in Gnesen. Marcia stated that a shorter tower equals more exposure closer to the tower. Carter suggested to bring this topic back to the Town Board for them to set up a public hearing. Sherri said today 5G is not an issue in Gnesen so we have time to figure out how to deal with that. There was some discussion on the process that will take place prior to this being added to the ordinance. Carter made a motion to send the Communication Tower Draft to the Town Board, second by Dick. All vote in favor.

Ordinance Review: Tabled until June.

Short Term Rental Update: Carter informed the Commission that the subcommittee is wrapping up and should have something to present to the Commission before their June meeting for their review and discussion.

NEW BUSINESS:

ZONING OFFICERS REPORT: Nathan stated there has been an increase in building permits. Nathan also said he sent out a building violation to the owner of 4054 Normanna Road due to complaints that the township has received from residents.

- The next P&Z Meeting will be held on Wednesday, June 15, 2022 at 7:30 pm.

A motion was made by Pete to adjourn, with a second by Dick. All voted in favor. Meeting adjourned at 9:14 pm.

Respectfully submitted,

Sarah Blix, Planning and Zoning Secretary

Carter Williams, Acting as Chair

Date

Date